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## DEVELOPMENT IMPACT FEES FACT SHEET

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Thank you for doing business with the City of Fremont. Our goal is to assure your understanding of our processes and requirements so that you have a successful development experience. This fact sheet is designed to provide you with an overview of the development impact fee program and includes a listing of the impact fees for your information. City staff is available to answer your questions and to assist you. Please ask.

### ***What types of projects trigger impact fees?***

- New residential construction.
- New non-residential construction, including increases in existing floor area.
- Any tenant improvement project that changes the land use category of the existing building.

Please note, for impact fees, the land use category is not the same as the zoning of the property.

### ***Why are there impact fees?***

New development increases the demand for health and safety services provided by the City, affects the quality of the community's infrastructure, and increases the need for public facilities. Impact fees help pay for the cumulative impact of new development through infrastructure improvements and additions, thereby also contributing to the community's economic development. Depending on the type of your project, it may be subject to one or all of the following fees.

- *PARK FACILITIES* (park development)
- *PARK DEDICATION IN-LIEU* (parkland and visitor)
- *CAPITAL FACILITIES* (e.g., police building, City offices, library)
- *TRAFFIC* (highway interchanges, street improvements, and signals)
- *FIRE FACILITIES* (fire stations)

Fremont uses a range of funding sources to pay for improvements. Impact fees are only one source and represent the share of the cost of the improvements generated by new development. Impact fees are not used to correct deficiencies in existing infrastructure. Documents detailing Fremont's standards and the improvements funded by the fee program are available for your review. Please ask if you would like this information.

### ***How are fees determined?***

To calculate fees, staff will:

1. Determine the land use category of your project based upon the information you provide and review of your plans,
2. Determine which fee categories apply to your project,
3. Multiply the fee rate for each applicable fee by the square footage of the project for industrial and commercial projects, and by the number of units for residential projects, and
4. Determine if there are any credits that would lower the fee total.

Land use categories for impact fees, the applicability of each type of fee, and the types of credits possible are all defined in the ordinances that established the fee program, which are available for your review.

### ***When will I know how much I have to pay? When are fees due?***

Staff can provide you with estimates of your fees at any time during the review process. The closer the project is to final approval, the more accurately fees can be calculated. Final impact fees are calculated when a building permit is issued.

### ***Can I apply for a waiver or an adjustment to my fees?***

Yes. If you believe that your project has unique attributes that warrant a fee waiver or adjustment, you can apply. You should discuss your ideas and concerns with staff and be as specific as possible about the basis for your request. Your first discussion should be with the Development Services Center counter staff, but discussions with the Community Development Director are also encouraged. If you then want to apply for a waiver or an adjustment, the ordinance defines the procedure you must follow. Staff can provide you with a copy of the ordinance.

### ***Can the decision be appealed?***

Yes. The decision of the Community Development Director regarding an impact fee can be appealed to a hearing officer. The ordinance defines the procedure that you must follow. Staff can provide you with a copy of the ordinance provision.

DEVELOPMENT IMPACT FEES

(New fees are effective September 11, 2006.)

Fee and Land Use Categories			New Fee		
PARK FACILITIES					
1	Single Family Detached.....	\$7,970	Per Unit		
2	Single Family Attached .....	6,255	Per Unit		
3	Multifamily .....	5,304	Per Unit		
4	Mobile Home or Trailer.....	5,019	Per Unit		
5	Secondary Unit .....	5,019	Per Unit		
PARK DEDICATION-IN-LIEU¹					
1	Single Family Detached.....	\$15,666	Per Unit		
2	Single Family Attached .....	12,297	Per Unit		
3	Multifamily .....	10,428	Per Unit		
4	Mobile Home or Trailer.....	9,865	Per Unit		
5	Secondary Unit .....	9,865	Per Unit		
CAPITAL FACILITIES²		Tier 2²		Tier 1³	
1	Single Family Detached.....	\$ 3,187	Per Unit	\$ 2,942	Per Unit
2	Single Family Attached .....	2,503	Per Unit	2,310	Per Unit
3	Multifamily .....	2,122	Per Unit	1,959	Per Unit
4	Mobile Home or Trailer.....	2,008	Per Unit	1,853	Per Unit
5	Secondary Unit .....	2,008	Per Unit	1,853	Per Unit
6	Office .....	1,353	Per TSF	N/A	Per TSF
7	Retail .....	847	Per TSF	N/A	Per TSF
8	Warehouse.....	339	Per TSF	N/A	Per TSF
9	Light Industrial .....	677	Per TSF	N/A	Per TSF
10	Manufacturing.....	564	Per TSF	N/A	Per TSF
11	Research & Development .....	967	Per TSF	N/A	Per TSF
12	Convalescent Home .....	848	Per Bed	N/A	Per Bed
13	Public/Institutional.....	847	Per TSF	N/A	Per TSF
TRAFFIC					
1	Single Family Attached or Detached.....	\$ 3,878	Per Unit		
2	Multifamily .....	3,007	Per Unit		
3	Mobile Home .....	1,994	Per Unit		
4	Secondary Unit .....	1,994	Per Unit		
5	Office .....	9.82	Per Sq. Ft.		
6	Government Office .....	Exempt	Exempt		
7	Retail <100 TSF (except Fast Food/Convenience Markets/Gas Stations)⁴ .....	7.72	Per Sq. Ft.		
8	Fast Food/Convenience Markets/Gas Stations⁴ .....	13.66	Per Sq. Ft.		
9	Retail >100 TSF⁴ .....	7.72	Per Sq. Ft.		
10	Warehouse.....	2.21	Per Sq. Ft.		
11	Light Industrial .....	3.55	Per Sq. Ft.		
12	Research & Development .....	3.91	Per Sq. Ft.		
13	Manufacturing.....	2.68	Per Sq. Ft.		
14	Auto Mall.....	8.15	Per Sq. Ft.		
15	Hotel/Motel.....	2,210	Per Room		
16	Private School (for profit) .....	724	Per Student		
17	School (nonprofit & public) .....	Exempt	Exempt		
18	Vocational/Trade School .....	6.01	Per Sq. Ft.		
19	Hospital.....	5,107	Per Bed		
20	Convalescent Home .....	1,302	Per Bed		
FIRE					
1	Single Family Detached.....	\$ 349	Per Unit		
2	Single Family Attached .....	272	Per Unit		
3	Multifamily .....	231	Per Unit		
4	Mobile Home or Trailer.....	218	Per Unit		
5	Secondary Unit .....	218	Per Unit		
6	Office .....	207	Per TSF		
7	Retail .....	129	Per TSF		
8	Warehouse.....	52	Per TSF		
9	Light Industrial .....	104	Per TSF		
10	Manufacturing.....	87	Per TSF		
11	Research & Development .....	149	Per TSF		
12	Convalescent Home .....	233	Per Bed		
13	Public/Institutional.....	129	Per TSF		

SF = Square Feet  
TSF = Thousand Square Feet

Residential Attached<15 dwelling units per acre  
Multifamily>15 dwelling units per acre

<sup>1</sup> Park Dedication In-Lieu fees are due if not paid at time of land subdivision.

<sup>2</sup> Tier 2 Capital Facilities fees are applicable for most residential categories. Check with Development Services Center staff to see which tier is applicable to your project.

<sup>3</sup> Applicants who both filed a complete application for a tentative subdivision map by July 19, 1999, and pull building permits within one year after recordation of a final map will pay Tier 1 fees, which are approximately 7.5% lower. Check with Development Services Center counter staff to see if Tier 1 Capital Facilities fees apply to your residential project.

<sup>4</sup> A one-time exemption applies to retail additions up to 10% of existing floor area, but limited to 750 square feet.